

To: Building Control / Planning Department
Newport City Council
Subject: Application to Discharge Condition – use of Gymnasium & Ground Floor Storage Area (Directive Conditions 12)
Site: The Crown Building, 11 Chepstow Road, Newport Np19 8BQ
Planning Reference: 18/0802

Dear Sir/Madam,

In accordance with Condition 12 of planning permission 18/082, the proposed ground floor Gymnasium and Storage areas shall only be for the use of occupants of the flats.

We trust that this statement provides sufficient clarity to discharge the condition. Should you require any further details or clarification, please do not hesitate to contact me.

Kind regards,
Mo Rashid
07966382612
GN & RB Ltd

Directive Condition – Use of Gymnasium & Ground Floor Storage area

Site: The Crown Building, 11 Chepstow Road, Newport, NP19 8BQ
Planning Ref: 18/0802
Condition: Use of Gymnasium & Ground Floor Storage Area (Directive Condition 12)
Applicant: M. Rashid, GN & RB Ltd
Date: 27/11/2025

1. Purpose of Submission

Statement in Support of Discharge of Condition 12

This statement is submitted in support of the discharge of **Directive Condition 12** attached to the above planning permission.

In accordance with Condition 12, the **ground floor gymnasium and ground floor storage areas shall be used solely and exclusively by occupants of the flats hereby approved**. These facilities will not be made available to the general public or to any off-site users at any time.

Access to both the gymnasium and storage areas will be **restricted to residents only**, controlled either by the building management or managing agent, ensuring that use of these facilities does not generate additional parking demand or adversely affect residential amenity.

Storage Area Management

Use of the storage areas will be subject to the following controls:

- Residents wishing to use the storage facilities must **register with and obtain approval from the building owner or managing agent**.
- Items stored must be **non-hazardous and non-flammable**, and suitable for storage in accordance with building safety and fire safety requirements.
- The storage areas will be **managed and monitored** to ensure ongoing compliance with these restrictions.

These measures ensure that:

- The facilities do not attract non-resident users;
- No additional pressure is placed on on-site or local parking;
- Risks associated with flooding and storage of unsuitable materials are appropriately controlled; and
- Residential amenity is protected.

This statement demonstrates full compliance with **Condition 12** and accords with Policies **SP3, GP1, GP2, GP7 and T4**.

Accordingly, we request that **Condition 12 – Use of Gymnasium & Ground Floor Storage area** be formally discharged.

Name: Mo Rashid
Position: Director, GN & RB Ltd
Date: 27/11/202